

PLAN AND ZONING COMMISSION MEETING

August 17, 2015

Direction: CITY.1404.DSS

Acting Chairperson Costa called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, August 17, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Costa, Crowley, Hatfield, Southworth.....Present
Andersen, Brown, Erickson.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of August 3, 2015

Chairperson Costa asked for any comments or modifications to the August 3, 2015 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approve the minutes of the August 3, 2015 meeting.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
Andersen, Brown, Erickson.....Absent

Motion carried.

Item 2 – Public Hearings

Item 2a – Convenience Stores and Gasoline Pump and Canopy Regulations – Amend Title 9, Zoning, Definitions, and Accessory Structures City Code provisions for convenience stores, fuel pump islands, and island canopies – City Initiated – AO-002789-2015

Chairperson Costa opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on August 11, 2015.

Chairperson Costa asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
Andersen, Brown, Erickson.....Absent

Motion carried.

Planner Tragesser reviewed the proposed ordinance with the Commission, explaining the three areas where changes were proposed: the definition of convenience stores, the number of fuel pumps allowed in each commercial zoning district, and performance standards for fuel pump canopies.

Chairperson Costa asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission approve a resolution recommending City Council approval of the ordinance amendment.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
Andersen, Brown, Erickson.....Absent

Motion carried.

Item 2b - Breweries – Amend City Code Title 9 (Zoning) to add a definition for breweries, establish zoning districts in which the use is allowed, and identify performance and parking standards (AO-2790-2015)

Chairperson Costa opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on August 11, 2015.

Chairperson Costa asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
 Andersen, Brown, Erickson.....Absent
 Motion carried.

Planner Tragesser reviewed the proposed ordinance for breweries with the Commission, explaining the three topics addressed in the proposed ordinance: regulating breweries with tap rooms as a brewery versus regulating the use as a bar, regulating the size of brewery in zoning districts, and revising the size of the allowed tap room as part of the brewery.

Chairperson Costa asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approve a resolution recommending City Council approval of the ordinance amendment.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
 Andersen, Brown, Erickson.....Absent
 Motion carried.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – Bridgewood Plat 1, Lot 33, Northwest corner of Bridgewood Boulevard and Jordan Creek Parkway – approval to grade site for future development – Bridgewood Commercial, LLC – GP-002806-2015

Ed Arp, Civil Engineering Consultants, 2400 86th Street, Suite 12, Des Moines, representing Bridgewood Commercial LLC, requested grading plan approval to rough grade the eight acre parcel located at the northwest corner of Bridgewood Boulevard and Jordan Creek Parkway. Mr. Arp noted that this grading plan is complementary to the Jordan West grading plan, located north of the subject property, in that the dirt removed from Jordan West will be added to the subject property to make the elevation of the properties similar.

Chairperson Costa asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

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Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission approve a resolution recommending City Council approval of the ordinance amendment.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
Andersen, Brown, Erickson.....Absent
Motion carried.

Item 4b – Whisper Rock at Quail Cove, north of Cherrywood Drive and west of S. 50th Place – approval to grade site for future single family development – Prairie Building and Development LLC – PP-002702-2015

David Albright, Prairie Building and Development, 1213 Park Hill Drive, Norwalk, requested grading plan approval to prepare the site for single family development for the parcel located north of Cherrywood Drive and west of S. 50th Place.

Chairperson Costa asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. That no public utility work can begin until the Preliminary Plat for Whisper Rock at Quail Cove is approved.

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
Andersen, Brown, Erickson.....Absent
Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Costa asked for a motion to adjourn the meeting. Hatfield, Southworth

Vote: Costa, Crowley, Hatfield, Southworth.....Yes
Andersen, Brown, Erickson.....Absent
Motion carried.

The meeting adjourned at 5:51 p.m.

Chris Costa, Acting Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary